076.0	0003	0011.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	813,700 /	813,700
					USE VALUE:	813,700 /	813,700
					ASSESSED:	813,700 /	813,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		BAKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WORTMAN IVO A & JENNIFER R
Owner 2:	
Owner 3:	
Street 1:	18 BAKER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MACASKILL DOUGLAS J -
Owner 2:	MACASKILL MICHELLE D -
Street 1:	18 BAKER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,917 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1958 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7917.000	341,200	12,200	460,300	813,700
Total Card	0.182	341,200	12,200	460,300	813,700
Total Parcel	0.182	341,200	12,200	460,300	813,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.49 | /Parcel: 415.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48031

GIS Ref

GIS Ref

Insp Date 10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 076.0-0003-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,200	12200	7,917.	460,300	813,700	813,700	Year End Roll	12/18/2019
2019	101	FV	246,200	12600	7,917.	427,400	686,200	686,200	Year End Roll	1/3/2019
2018	101	FV	246,200	12600	7,917.	427,400	686,200	686,200	Year End Roll	12/20/2017
2017	101	FV	246,200	12600	7,917.	374,800	633,600	633,600	Year End Roll	1/3/2017
2016	101	FV	246,200	12600	7,917.	341,900	600,700	600,700	Year End	1/4/2016
2015	101	FV	231,300	12800	7,917.	302,500	546,600	546,600	Year End Roll	12/11/2014
2014	101	FV	231,300	12800	7,917.	286,000	530,100	530,100	Year End Roll	12/16/2013
2013	101	FV	231,300	12800	7,917.	272,200	516,300	516,300		12/13/2012

!6328!

PRINT

Date	Time
12/10/20	21:07:09

LAST REV

Date	Time
08/12/19	09:47:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6328

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACASKILL DOUGL	57287-112		8/12/2011		535,000	No	No		
LINEHAN JOSEPH	28322-91		3/18/1998		250,000	No	No		Y

USER DEFINED

Prior Id # 1:	48031
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2018	259	Heat App	4,500	C				
8/31/2017	1133	Addition	117,000	O				
8/4/2011	814	Re-Roof	6,800					
1/12/2005	20	Redo Kit	20,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	Meas/Inspect	HS	Hanne S
6/26/2012	Measured	BR	B Rossignol
1/10/2009	Meas/Inspect	336	PATRIOT
9/7/2005	Permit Visit	BR	B Rossignol
4/29/2000	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
7/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7917		Sq. Ft.	Site		0	70.	0.83	12									460,255						460,300	

Total AC/HA: 0.18175 | Total SF/SM: 7917 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 460,255 | Spl Credit | Total: 460,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21089745
Const Adj.:	1.00739920
Adj $ / SQ:	128.085
Other Features:	97750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382499
Depreciation:	41310
Depreciated Total:	341189

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

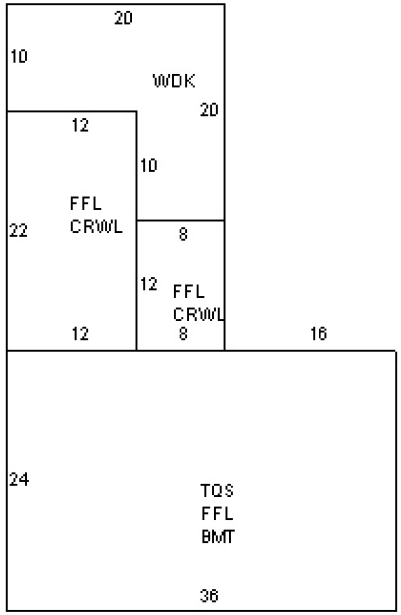
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.09
Special Features:	0	Val/Su Net:	101.07
Final Total:	341200	Val/Su SzAd	182.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	40.920	35,358
FFL	First Floor	864	128.080	110,665
TQS	3/4 Story	648	128.080	82,999
CRWL	Crawl Space	360	19.210	6,917
FFL	First Floor	360	128.090	46,111
WDK	Deck	280	9.640	2,700

Net Sketched Area:	3,376			Total:	284,750
Size Ad	1872	Gross Are	3592	FinArea	1958

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0003-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	G	GD	1998	6.07	T	12.6	101			800			800
2	Frame Shed	D	Y	1	8X16	A	AV	1995	0.00	T	19.2	101						
10	Pool-Conc.	D	Y	1	16X32	G	GD	1995	26.10	T	14.4	101			11,400			11,400

More:	N	Total Yard Items:	12,200	Total Special Featues:		Total:	12,200